

011.0

0002

0010.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

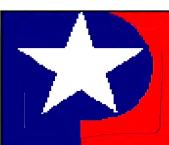
Total Card / Total Parcel

USE VALUE:

1,037,500 / 1,037,500

ASSESSED:

1,037,500 / 1,037,500


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		SWAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: STATHAKIS NICHOLAS --ETAL	
Owner 2: STATHAKIS KOSTANTINA	
Owner 3:	

Street 1: 16 SWAN STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

NARRATIVE DESCRIPTION

This parcel contains .112 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1890, having primarily Vinyl Exterior and 3316 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B1	NEIGH OFFI	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		4900		Sq. Ft.	Site		0	70.	1.16	11									396,899						396,900	

IN PROCESS APPRAISAL SUMMARY

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
111								4900.000		640,600				396,900		1,037,500							
Total Card								0.112		640,600				396,900		1,037,500		Entered Lot Size					
Total Parcel								0.112		640,600				396,900		1,037,500		Total Land:					
Source: Market Adj Cost										Total Value per SQ unit /Card:		312.88		/Parcel: 312.88				Land Unit Type:					

PREVIOUS ASSESSMENT								Parcel ID		PAT ACCT.								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date								
2022	111	FV	640,600	0	4,900.	396,900	1,037,500		Year end	12/23/2021								
2021	111	FV	640,600	0	4,900.	396,900	1,037,500		Year End Roll	12/10/2020								
2020	111	FV	607,800	0	4,900.	396,900	1,004,700	1,004,700	Year End Roll	12/18/2019								
2019	111	FV	515,300	0	4,900.	396,900	912,200	912,200	Year End Roll	1/3/2019								
2018	111	FV	515,300	0	4,900.	266,500	781,800	781,800	Year End Roll	12/20/2017								
2017	111	FV	484,000	0	4,900.	255,200	739,200	739,200	Year End Roll	1/3/2017								
2016	111	FV	484,000	0	4,900.	232,500	716,500	716,500	Year End	1/4/2016								
2015	111	FV	437,000	0	4,900.	187,100	624,100	624,100	Year End Roll	12/11/2014								

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
10/4/1994	556	Manual	3,200					REBUILD PORCH	2/17/2018	MEAS&NOTICE	KB	Kevin B											
									4/7/2009	Meas. Denied	345	PATRIOT											
									9/24/1999	Mailer Sent	256	PATRIOT											
									9/24/1999	Measured	256	PATRIOT											
									11/1/1991		PM	Peter M											

Sign: VERIFICATION OF VISIT NOT DATA / / /

